| 013.0 | 0009 | 0002.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 869,400 / | 869,400 |
| | | | | | USE VALUE: | 869,400 / | 869,400 |
| | | | | | ASSESSED: | 869,400 / | 869,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 28 | -30 | DOROTHY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | COLGAN CATHERINE E | |
| Owner 2: | LINDSAY SUSAN J | |
| Owner 3: | | |
| Street 1: | 28 DOROTHY ROAD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COLGAN CATHERINE E - |
| Owner 2: | LINDSAY SUSAN J - |
| Street 1: | 28 DOROTHY ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,414 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2335 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4414.000 | 427,500 | | 441,900 | 869,400 |
| Total Card | 0.101 | 427,500 | | 441,900 | 869,400 |
| Total Parcel | 0.101 | 427,500 | | 441,900 | 869,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.33 | /Parcel: 372.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 427,700 | 0 | 4,414. | 441,900 | 869,600 | 869,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 331,700 | 0 | 4,414. | 469,600 | 801,300 | 801,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 331,700 | 0 | 4,414. | 342,500 | 674,200 | 674,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 310,800 | 0 | 4,414. | 298,300 | 609,100 | 609,100 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 310,800 | 0 | 4,414. | 254,100 | 564,900 | 564,900 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 276,600 | 0 | 4,414. | 248,600 | 525,200 | 525,200 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 276,600 | 0 | 4,414. | 204,400 | 481,000 | 481,000 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 287,900 | 0 | 4,414. | 194,500 | 482,400 | 482,400 | | 12/13/2012 |

Parcel ID: 013.0-0009-0002.0

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BENNETT RICHARD | 1216-16 | | 12/29/1999 | Family | 140,000 | No | No | | |
| BENNETT HELEN | 1123-160 | | 3/14/1994 | | | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/24/2006 | 611 | Manual | 11,350 | | | G8 | GR FY08 | strip and re-shing |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/23/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/8/2009 | Measured | 372 | PATRIOT |
| 9/29/1999 | Meas/Inspect | 163 | PATRIOT |
| 8/25/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4414 | | Sq. Ft. | Site | | 0 | 80. | 1.25 | 1 | | | | | | | | | 441,937 | | | | | | 441,900 | |

Total AC/HA: 0.10133 | Total SF/SM: 4414 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 441,937 | Spl Credit | Total: 441,900

## User Acct

10838

## GIS Ref

## GIS Ref

## Insp Date

02/23/18

!1328!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:57:44 |

## LAST REV

| Date | Time |
|---|---|
| 03/26/18 | 10:57:12 |

ekelly

1328

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 10838 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.09967875 |
| Const Adj.: | 0.97029907 |
| Adj $ / SQ: | 181.393 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 619543 |
| Depreciation: | 192058 |
| Depreciated Total: | 427485 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 10 | | BRs: 4 | | Baths: 2 | | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

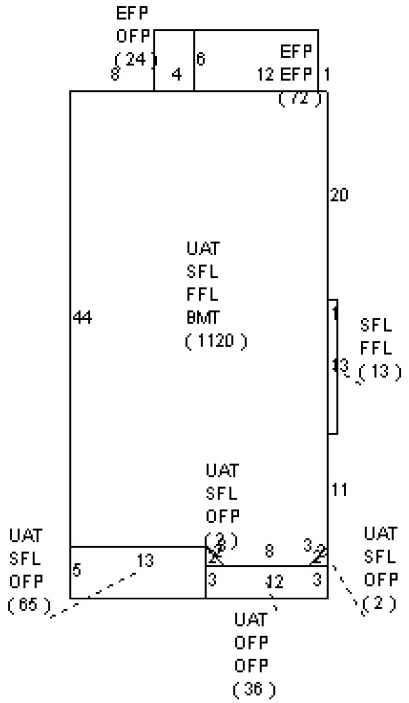
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 181.39 |
| Special Features: | 0 | Val/Su Net: | 104.42 |
| Final Total: | 427500 | Val/Su SzAd | 183.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,202 | 181.390 | 218,034 |
| FFL | First Floor | 1,133 | 181.390 | 205,518 |
| BMT | Basement | 1,120 | 54.420 | 60,948 |
| UAT | Upper Attic | 306 | 72.560 | 22,221 |
| EFP | Enclos Porch | 168 | 42.140 | 7,080 |
| OFP | Open Porch | 165 | 25.710 | 4,243 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,094 | | | Total: | 518,044 |
| Size Ad | 2335 | Gross Are | 5013 | FinArea | 2335 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

013.0-0009-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|